

- c. Location: Within one-quarter mile of the centerline of the intersection of arterials. Prohibited on designated canopy roads.
 - d. Radius of trade area: Five miles or 15 to 20 minutes driving time. Service distinct geographical quadrants of three or more combinations of neighborhoods within community.
- (4) *Regional commercial.*
- a. Major function: Same functions of community center, provide full range and variety of shopping goods for comparative shopping such as general merchandise apparel, furniture and home furnishings.
 - b. Leading tenants: One or more full time department stores.
 - c. Location: Integrated into local transportation system and accessible by combination of arterials, major collectors, expressways and interstate highways. Potential on-site and off-site transportation improvements needed to provide adequate ingress and egress. Prohibited on designated canopy roads.
 - d. Radius of trade area: Regional.
 - e. Site area: Minimum 35 acres.
 - f. Range of gross floor area: Over 200,000 up to 1,000,000 square feet.

(5) *Highway commercial.*

- a. Major function: Provide for consumer oriented retail services designed for drive-in convenience.
- b. Leading tenants: Fast food franchise, liquor store, automotive service (i.e. oil change), and convenience stores.
- c. Location: Access via a combination of arterials or major collectors or integrated into transportation network by comprehensive ingress and egress system. Parking within rear is encouraged.
- d. Radius of trade area: May serve immediate area but relies heavily on passerby traffic.
- e. Range of gross floor area: Up to 10,000 square feet.
- f. Design standards:
 - 1. Adequate setback.
 - 2. Aesthetic landscaping.
 - 3. Rear parking.

(Ord. No. 92-10, § 2(4.12), 3-10-92; Ord. No. 97-12, § 9, 7-8-97; Ord. No. 98-13, § 5, 9-15-98)

Sec. 10-922.5. Development patterns.

The comprehensive plan establishes development patterns within the Mixed Use A, B, and C future land use categories. The chart below shows the zoning districts which were intended to implement these development patterns.

DEVELOPMENT PATTERNS

The Low Density Residential Development Pattern shall be implemented through the following zoning districts:	The Low Density Residential Office Development Pattern shall be implemented through the following zoning districts:	The Medium Density Residential Development Pattern shall be implemented through the following zoning districts:	The Suburban Corridor Development Pattern shall be implemented through the following zoning districts:	The Medium Density Office Residential Development Pattern shall be implemented through the following zoning districts:
RA	OR-1	MR-1	MR-1	OR-2
R-1	OS	OS	CP	OR-3
R-2	BOR		M-1	OS
R-3			OS	OA-1
R-4			IC	OA-2
R-5			BC-1	

MH			BC-2	
OS			BCS	

DEVELOPMENT PATTERNS

The Medium Density Residential Office Development Pattern shall be implemented through the following zoning districts:	The Village Center Development Pattern shall be implemented through the following zoning districts:	The Medical Center Development Pattern shall be implemented through the following zoning districts:	The Urban Pedestrian Center Development Pattern shall be implemented through the following zoning districts:	The Light Industrial shall be implemented through the following zoning districts:
OR-3	C-1	CM	UP-1	M-1
OA-1	C-2	OS	UP-2	OS
OS	OS		OS	

(Ord. No. 97-12, § 10, 7-8-97; Ord. No. 97-14, § 4, 7-29-97; Ord. No. 98-09, § 4, 7-28-98; Ord. No. 99-15, § 3, 5-25-99)

Sec. 10-923. Buffer zone standards.

(a) *Buffering standards:* The following buffering standards are intended to implement the provisions of the Land Development Code and applicable policies of the comprehensive plan. Should there be a conflict between the provisions of this article and those of the comprehensive plans and Article VII, the most restrictive or that imposing the higher standard shall govern.

- (1) A buffer zone is a landscaped strip along parcel boundaries that serve a buffering and screening function between uses and zoning districts, provides an attractive boundary of the parcel or use, or as both a buffer and attractive boundary. This shall not be interpreted to mean that parcels within a planned mixed use development must meet these requirements.
- (2) The width and degree of vegetation required depends on the nature of the adjoining uses. The standards specified below prescribe the required width and landscaping of all buffer zones.
- (3) The standards for buffer zones are set out in the following illustrations that specify the number of plants required per 100 linear feet. To determine the total number of plants required, the length of each side of the property requiring a buffer shall be divided by 100 and multiplied by the

number of plants shown in the illustration. The plants shall be spread reasonably evenly along the length of the buffer.

- (4) The buffering standards applicable to community services/institutional uses shall be determined during the course of the required land development review process pursuant to Section 10-1104.
- (5) The foregoing standards shall be applied between abutting parcels as follows: _____